

# Firmin Way

Wilford  
Nottingham  
NG11 7HN

Guide Price Guide Price  
£399,950



- A three-bedroom detached home
- Family bathroom, en-suite and downstairs WC
- Off street parking
- Close to local amenities and transport links
- Council Tax Band - C
- Open plan kitchen/ living/ diner
- Modern throughout
- Sought-after Wilford location
- Viewing essential!
- Tenure - Freehold

 0115 841 1155

## Firmin Way, Nottingham, NG11 7HN

### Key Features

Situated in the highly sought-after area of Wilford, this well-presented three-bedroom home offers spacious and versatile accommodation, ideal for families and professionals alike. The property benefits from off-street parking, a generous internal layout, and excellent access to local amenities and transport links.

The ground floor features a welcoming entrance hall with a convenient downstairs WC, leading through to a spacious lounge/diner, providing a fantastic open-plan living and dining space perfect for relaxing or entertaining. The kitchen is well positioned overlooking the front, with integrated appliances, base units and space for a fridge freezer.

To the first floor, the property offers three bedrooms, including a well-proportioned master bedroom with en-suite shower room. A further family bathroom serves the remaining bedrooms, making the layout practical for modern family living.

Externally, the property enjoys a rear garden featuring a brick-paved patio area, ideal for outdoor seating and entertaining, with steps leading down to a lawned garden, creating a pleasant outdoor space to enjoy throughout the year.

The home is perfectly positioned close to local amenities, shops, and schools, and is within easy reach of the Nottingham Express Transit, with a tram stop nearby providing direct access to Nottingham City Centre.

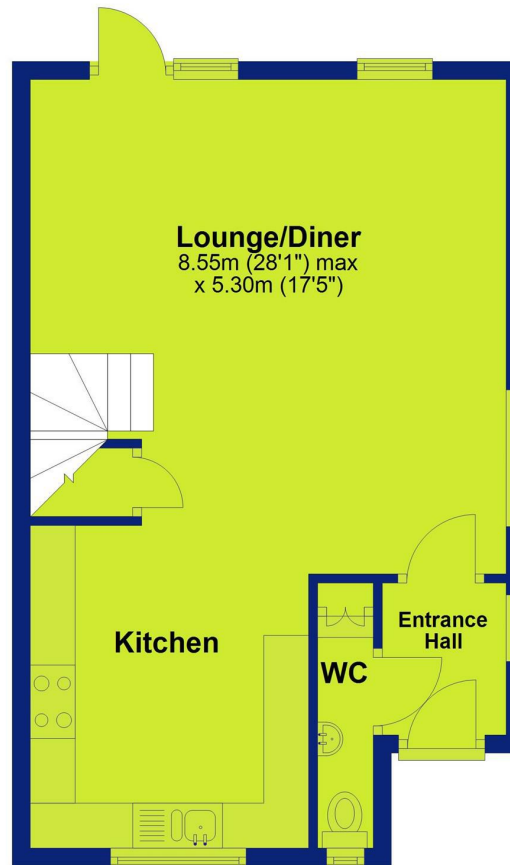


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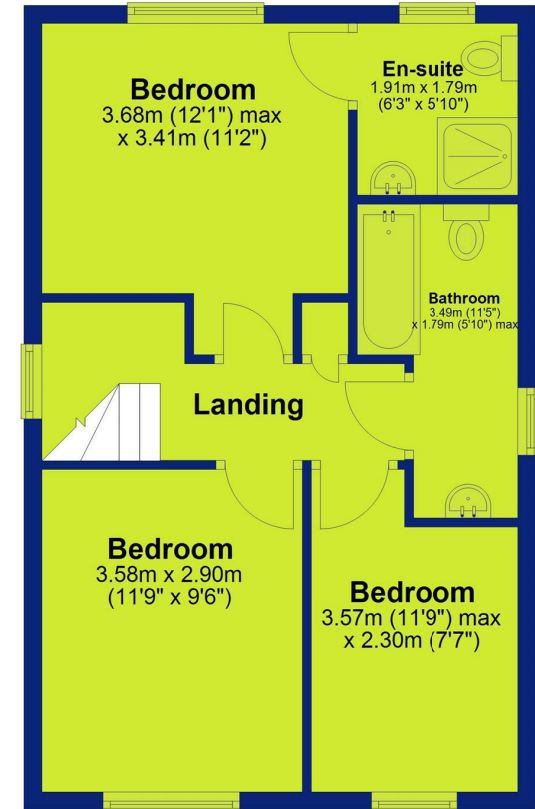
**Ground Floor**

Approx. 43.4 sq. metres (467.5 sq. feet)



**First Floor**

Approx. 45.2 sq. metres (487.0 sq. feet)



Total area: approx. 88.7 sq. metres (954.5 sq. feet)



0115 841 1155

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## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

| Energy Efficiency Rating                    |  | Current                    | Potential   |
|---|--|----------------------------|---|
| Very energy efficient - lower running costs |  |                            |   |
| (92 plus) A                                 |  |                            |   |
| (81-91) B                                   |  | 83                         |   |
| (69-80) C                                   |  |                            |   |
| (55-68) D                                   |  |                            |   |
| (39-54) E                                   |  |                            |   |
| (21-38) F                                   |  |                            |   |
| (1-20) G                                    |  |                            |   |
| Not energy efficient - higher running costs |  |                            |   |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |  |

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